

TEXAS TRANSPORTATION COMMISSION

TARRANT County

MINUTE ORDER

Page 1 of 1

FORT WORTH District

In the City of Fort Worth, Tarrant County, on SH 183, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 1403, at Page 59, of the Deed Records of Tarrant County, Texas.

A portion of the land, which portion is described in Exhibit A (the tract), is no longer needed for a state highway purpose.


In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

2020 Grandy's, LLC, a Texas limited liability company, is an abutting landowner and has requested to purchase the tract for \$87,000.

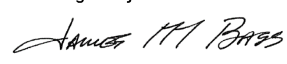
The commission finds \$87,000 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to 2020 Grandy's, LLC, a Texas limited liability company, for \$87,000; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:  
  
BDEF0413AC9E4EC...  
Director, Right of Way Division

Recommended by:

DocuSigned by:  
  
A36629BA547D4BD...  
Executive Director

116029 May 27, 2021

Minute	Date
Number	Passed

County: Tarrant  
Highway: State Highway 183

**PROPERTY DESCRIPTION**  
**TRACT 20-11**


All that certain 12,466 square feet (0.2862 acre) of land, which is the remainder of Block 2, Highland Homes Addition, recorded in Volume 388-A, Page 102 in the Plat Records of Tarrant County, Texas, also out of the 1.033 acre tract of land described in a deed to the State of Texas, recorded in Volume 1403, Page 59, in the Deed Records of Tarrant County, Texas, in the E. Wilburn Survey, A-1679, City of Fort Worth, Tarrant County, Texas and more particularly described by metes and bounds as follows:

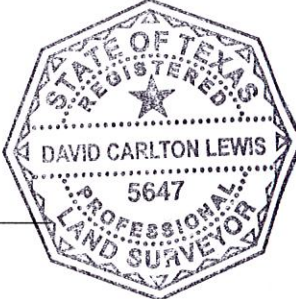
BEGINNING at 1/2" iron rod found for the northwest corner of the here described tract, common to the northeast corner of the 0.8020 acre tract described in the deed 2020 Grandy's LLC, recorded in Document Number D220225060 in the Deed Records of Tarrant County, Texas, at the southwest right-of-way intersection of Camp Bowie West Boulevard (also known as State Spur 580, R.O.W. Varies) and Alta Mere Drive (also known as S.H. 183, R.O.W. Varies), with surface coordinates of N=6948015.14 E=2294261.16, which is point on a curve to the right, having a central angle of 72° 32' 54", a radius of 95.00', and a chord bearing and distance of South 47° 07' 26" East - 112.41', and also from which a 1/2" iron rod found at the southwest intersection of said Camp Bowie West Boulevard and Joyce Drive (60' R.O.W.) bears North 83° 21' 43" West - 242.01';

- (1) THENCE along said curve to the right, an arc distance of 120.29' to a mag nail with washer stamped "RPLS 5647" set for the Point of Compound Curvature of a curve to the right, having a central angle of 12° 19' 55", a radius of 295.00', and a chord bearing and distance of South 13° 52' 14" West - 63.37'
- (2) THENCE along said curve to the right, an arc distance 63.49' to a mag nail with washer stamped "RPLS 5647" set for the end of curve;
- (3) THENCE South 20° 02' 11" West - 54.83' to a mag nail with washer stamped "RPLS 5647" set for a point for corner of the herein described tract;
- (4) THENCE South 58° 20' 14" West - 15.70' to an "X" in concrete set of the most southerly southeast corner of the herein described tract, in the north right-of-way line of Chapel Road (50' R.O.W.);
- (5) THENCE North 83° 21' 43" West - 35.11' along the north right-of-way line of said Chapel Road, to a 5/8" iron rod found at the northwest right-of-way intersection of said Alta Mere Drive and said Chapel Road, common to the southeast corner of said 0.8020 acre tract;

- (6) THENCE North 00° 02' 55" West – 193.70' along the west right-of-way line of said Alta Mere Drive, common to the east line of said 0.8020 acre tract to the POINT OF BEGINNING and containing 12,466 square feet (0.2862 acre) of land.

I, David Carlton Lewis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to the Texas Department of Transportation that this survey prepared by me was actually made upon the ground, August 11, 2020.

 2/26/21  
David Carlton Lewis  
R.P.L.S. No. 5647



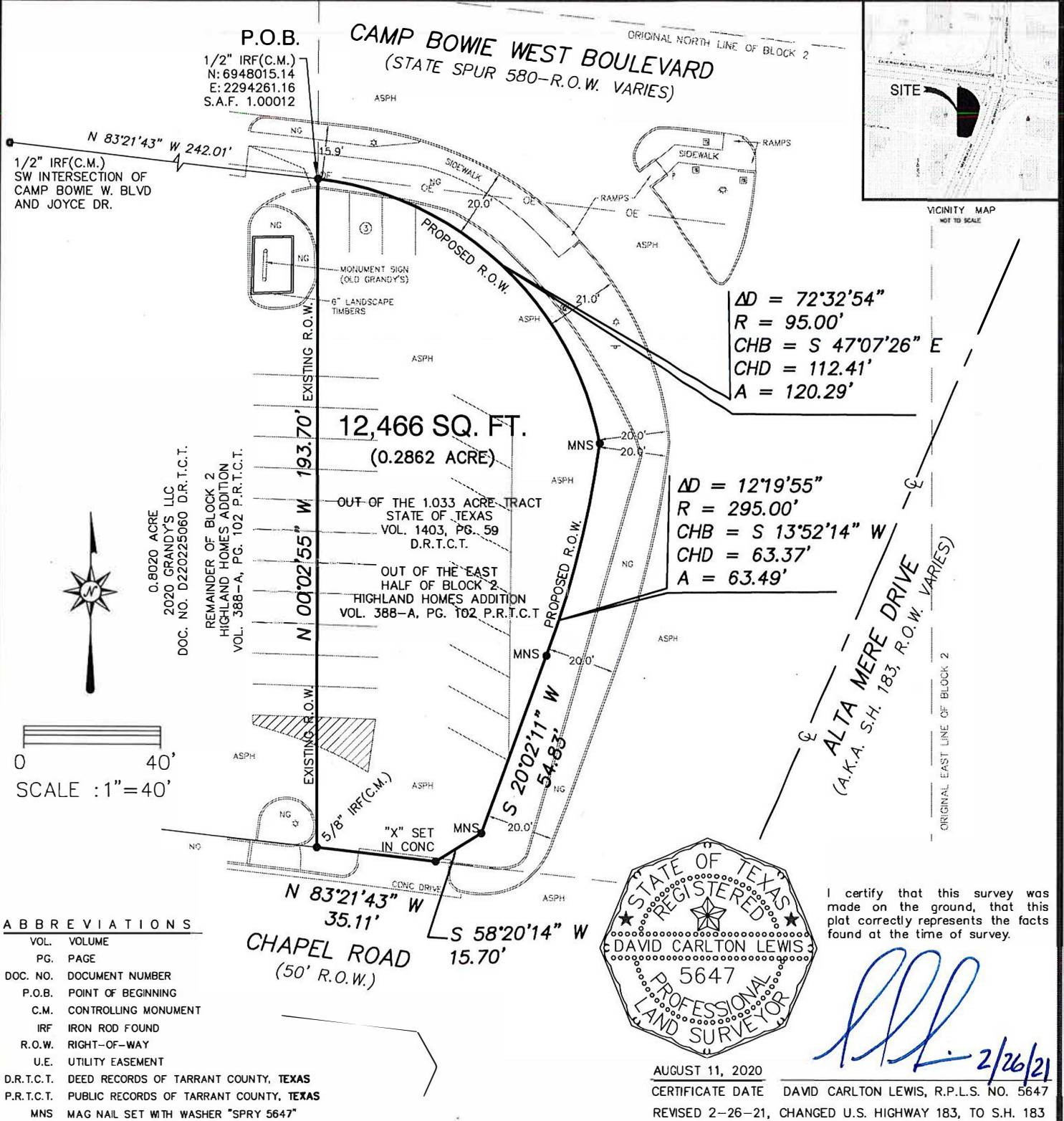
REVISED 2-26-21, CHANGED U.S. HIGHWAY 183, S.H. 183

Notes:

- a) This Metes and Bounds Description is issued in conjunction with the survey by Spry Surveyors, of the same certification date shown hereon, hereby referenced as Page 3 of 3. This Metes and Bounds Description is Page 1 and 2 of 3.
- b) All bearings and distance are based the Texas Coordinate System of 1983, North Central Zone (4202) and all distance are adjusted to surface using a surface adjustment factor of 1.00012.



Mar 01, 2021 - 3:25pm  
S:\025 Misc Commercial Land Title\025-071-7201 Camp Bowie West-FTW\11-TXDOT Row Excess\spry-7201 Camp Bowie West ROW Surplus.dwg



**ABBREVIATIONS**

VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
MNS	MAG NAIL SET WITH WASHER "SPRY 5647"

- NOTES**
1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
  2. All bearings and distance are based the Texas Coordinate System of 1983, North Central Zone (4202) and all distance are adjusted to surface using a surface adjustment factor of 1.00012.
  3. Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are mag nail set with a washer stamped "SPRY 5647".

**SPRY SURVEYORS**

8241 Mid-Cities Blvd., Suite 102 • North Richland Hills, TX 76182  
PH: 817.776.4049 • [spry@sprysurveyors.com](mailto:spry@sprysurveyors.com) • [www.sprysurveyors.com](http://www.sprysurveyors.com)  
Firm Reg. No. 10112000

TRACT 20-11				
12,466 SQUARE FEET (0.2862 ACRE)				
7201 CAMP BOWIE WEST BOULEVARD EAST HALF OF BLOCK 2, HIGHLAND HOMES ADDITION IN THE E. WILBURN SURVEY, A-1679 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS				
STATE	DIST.	COUNTY		PAGE 3 OF 3
TEXAS	FTW	TARRANT		
CONT.	SECT.	JOB	HIGHWAY NO.	R.O.W.
0094	05	XXX	S.H. 183	XXX
ISSUE DATE: 11/7/2020		SCALE: 1"=40'		PROJECT NO.: 025-071-11